

CHAPTER 20.15

COMMERCIAL DISTRICTS

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20.15.010 Specific Purposes

The commercial districts regulations are intended to:

- A. Locate commercial development in areas which are consistent with the General Plan and provide office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region.
- B. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities.
- C. Create suitable environments for commercial uses consistent with the General Plan and protect them from the adverse effects of inharmonious uses.
- D. Minimize the impact of commercial development on adjacent residential districts.
- E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.
- F. Ensure the provision of adequate off-street parking and loading facilities.
- G. Provide sites for public and semipublic uses needed to complement commercial development or compatible with a commercial environment.

Specific commercial districts are as follows:

Retail and Service Commercial (RSC) District. Provides areas which are predominantly retail in character but which allow some service office uses.

Recreational and Marine Commercial (RMC) District. Preserves and encourages uses with a marine commercial and visitor serving orientation in waterfront areas.

Administrative, Professional, and Financial (APF) District. Provides areas which are predominantly offices, but which also accommodate support retail and service uses.

Neighborhood Commercial (CN) District. Provides areas for retail and service uses to serve the needs of the surrounding neighborhood and local area.

20.15.020 Commercial Districts: Land Use Regulations

The following schedule establishes the land uses defined in Chapter 20.05 as permitted or conditionally permitted in commercial districts, and includes special requirements, if any, applicable to specific uses. The letter "P" designates use classifications permitted in commercial districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letters "UP" designate use classifications permitted on approval of a use permit, as provided in Chapter 20.91. The letters "PD/U" designate use classifications permitted on approval of a use permit issued by the Planning Director, as provided in Chapter 20.91. The letters "P/UP" designate use classifications which are permitted when located on the site of another permitted use, but which require a use permit when located on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

Commercial Districts: Land Use Regulations

P = Permitted
UP = Use permit
PD/U = Use permit issued by the Planning Director
L = Limited (see [Additional Use Regulations](#))
--- = Not Permitted

	RSC	APF	RMC	CN	Additional Regulations
RESIDENTIAL					(A), (B), (C), (D)
DAY CARE, LIMITED	P	P	P	P	
PUBLIC AND SEMI-PUBLIC					(A), (B), (C), (D)
CLUBS AND LODGES	UP	UP	UP	UP	(P)
-YACHT CLUB	UP	UP	UP	---	(E), (F), (P)
CONVALESCENT FACILITIES	---	PD/U	---	---	
CULTURAL INSTITUTIONS	UP	UP	UP	UP	(P)
DAY CARE, GENERAL	P	L-1	L-3	P	
EMERGENCY HEALTH CARE	---	P	---	---	
GOVERNMENT OFFICES	P	P	---	P	
HELIPORTS	UP	UP	UP	---	(G)
MARINAS	P	P	P	---	(E), (F)
PARK AND RECREATION FACILITIES	P	P	P	P	
PUBLIC SAFETY FACILITIES	UP	UP	UP	UP	

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	RSC	APF	RMC	CN	Additional Regulations
RELIGIOUS ASSEMBLY	L-11	L-11	---	L-11	
RESIDENTIAL CARE, GENERAL	UP	UP	---	---	
SCHOOLS, PUBLIC AND PRIVATE	---	UP	---	---	
UTILITIES, MAJOR	UP	UP	UP	---	
UTILITIES, MINOR	P	P	P	P	
COMMERCIAL USES					(A), (B), (C), (D)
ADULT-ORIENTED BUSINESSES	P	---	P	---	(H), (I)
AMBULANCE SERVICES	L-4	---	---	---	
ANIMAL SALES AND SERVICES					
-ANIMAL GROOMING	PD/U	PD/U	---	PD/U	
-ANIMAL HOSPITALS	UP	UP	---	UP	
-ANIMAL RETAIL SALES	PD/U	---	---	PD/U	
ARTISTS' STUDIOS	P	P	P	P	(I)
BANKS/SAVINGS AND LOANS	P	P	L-3	P	
-WITH DRIVE-THROUGH/DRIVE UP SERVICE	UP	UP	L-3	UP	
BUILDING MATERIALS AND SERVICES	P	---	---	---	
CATERING SERVICES	P	P	P	P	
COMMERCIAL FILMING	UP	UP	UP	UP	(I)
COMMERCIAL RECREATION AND ENTERTAINMENT	UP	UP	UP	UP	(I), (P)
COMMUNICATION FACILITIES	P	P	L-3	P	
EATING AND DRINKING ESTABLISHMENTS					
-FULL SERVICE, HIGH TURNOVER	UP	UP	UP	PD/U	(I), (J), (P)
-FULL SERVICE, LOW TURNOVER	UP	UP	UP	PD/U	(I), (J), (P)
-FULL SERVICE, SMALL SCALE	PD/U	PD/U	PD/U	PD/U	(I), (J), (P)
-TAKE-OUT SERVICE	UP	UP	UP	PD/U	(I), (J), (P)
-TAKE-OUT SERVICE, LIMITED	PD/U	PD/U	PD/U	PD/U	(I), (J), (P)
-ACCESSORY	P	P	P	P	(I), (J), (P)
-BARS AND COCKTAIL LOUNGES	UP	UP	UP	UP	(I), (J), (P)
FOOD AND BEVERAGE SALES	P	---	---	P	(P)
-CONVENIENCE MARKETS	P	L-1	P	P	(P)
FUNERAL AND INTERNMENT SERVICES	UP	UP	L-3	---	
LABORATORIES	P	P	L-3	---	
MAINTENANCE AND REPAIR SERVICES	P	P	L-3	P	(D)

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	RSC	APF	RMC	CN	Additional Regulations
MARINE SALES AND SERVICES					
-BOAT RENTAL AND SALES	UP	---	UP	---	(D), (E), (F)
-BOAT STORAGE	---	---	P	---	(D), (E), (F)
-BOAT YARDS	---	---	L-6	---	(D), (E), (F)
-ENTERTAINMENT AND EXCURSION SERVICES	L-13	L-13	L-13	---	(E), (F)
-MARINE SERVICE STATION	PD/U	---	PD/U	---	(E), (F)
-RETAIL MARINE SALES	P	L-1	P	---	(E), (F)
NURSERIES	P	---	---	---	
OFFICES, BUSINESS AND PROFESSIONAL	P	P	L-3	P	
PAWN SHOPS	P	---	---	---	(I)
PERSONAL IMPROVEMENT SERVICES	PD/U	PD/U	PD/U	PD/U	(I)
-HEALTH/FITNESS CLUBS	PD/U	PD/U	PD/U	PD/U	
PERSONAL SERVICES	P	L-1	L-3	P	
-DRY CLEANERS	P	L-1	L-3	P	
-DRY CLEANERS (COLLECTION ONLY)	P	L-1	L-3	P	
-FORTUNE TELLING	P	P	L-3	P	
-MASSAGE ESTABLISHMENTS	L-7	L-7	L-8	L-7	
-SELF SERVICE LAUNDRIES	P	---	L-3	P	
POSTAL SERVICES	P	P	L-3	P	
PRINTING AND DUPLICATING SERVICES	P	P	L-3	P	
RESEARCH AND DEVELOPMENT SERVICES	P	P	P	P	
RETAIL SALES	P	L-1	L-9	P	
-LIMITED	P	L-1	L-9	P	
-PHARMACIES AND MEDICAL SUPPLIES	P	L-1	L-3	P	
SECOND HAND APPLIANCES/CLOTHING	L-5	L-5	L-5	L-5	(I)
SWAP MEETS, RECURRING	UP	---	---	---	(I)
TRAVEL SERVICES	P	P	L-3	P	
VEHICLE/EQUIPMENT SALES AND SERVICES					
-AUTOMOBILE WASHING	UP	L-12	L-12	---	
-COMMERCIAL PARKING FACILITY	PD/U	PD/U	PD/U	---	
-SERVICE STATIONS	UP	UP	UP	---	(K), (P)
-VEHICLE/EQUIPMENT REPAIR	UP	L-12	---	---	
-VEHICLE/EQUIP RENTALS (OFFICE ONLY)	P	P	L-2	---	

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	RSC	APF	RMC	CN	Additional Regulations
-VEHICLE/EQUIPMENT RENTALS	UP	L-12	L-3	---	
-VEHICLE/EQUIPMENT SALES	UP	L-12	---	---	
-LIMITED	PD/U	L-12	---	---	
-VEHICLE STORAGE	L-12	L-12	---	---	
VISITOR ACCOMMODATIONS					
-BED AND BREAKFAST INNS	PD/U	PD/U	PD/U	---	
-HOTELS, MOTELS AND TIME-SHARES	UP	UP	UP	---	(O)
-RV PARKS	UP	---	UP	---	
-SRO RESIDENTIAL HOTELS	UP	UP	---	---	
WAREHOUSING AND STORAGE, LIMITED	---	UP	---	---	(L)
WAREHOUSING AND STORAGE, SELF SERVICE	---	UP	---	---	(L)
INDUSTRIAL					(A), (B), (C), (D)
INDUSTRY, CUSTOM					
-LIMITED	UP	---	---	---	
INDUSTRY, LIMITED					
-SMALL-SCALE	UP	---	---	---	
INDUSTRY, MARINE-RELATED	---	---	UP	---	(E)
STORAGE AND DISTRIBUTION	---	PD/U	---	---	(L)
AGRICULTURAL AND EXTRACTIVE USES					(A), (B), (C)
MINING AND PROCESSING	L-10	L-10	L-10	---	(M)
ACCESSORY USES					(A), (B), (C)
ACCESSORY STRUCTURES AND USES	P/UP	P/UP	P/UP	P/UP	
TEMPORARY USES					(A), (B), (C)
ANIMAL SHOWS	P	P	P	---	(N)
CHRISTMAS TREE/PUMPKIN SALES	L-5	L-5	L-5	L-5	(B)
CIRCUSES AND CARNIVALS	P	P	P	---	(N)
COMMERCIAL FILMING, LIMITED	P	P	P	P	(N)
FAIRS AND FESTIVALS	P	P	P	P	(N)
HELIPORTS, TEMPORARY	L-5	L-5	L-5	---	(G)
OUTDOOR STORAGE & DISPLAY,	P	---	P	P	(D)

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	RSC	APF	RMC	CN	Additional Regulations
TEMPORARY					
REAL ESTATE OFFICES, TEMPORARY	L-5	L-5	L-5	L-5	(B)
RECREATION AND ENTERTAINMENT EVENTS	P	P	P	P	(N)
TRADE FAIRS	P	P	P	P	(N)

Commercial Districts: Additional Land Use Regulations

- L-1 Permitted as an accessory use and may be permitted as an ancillary use on a property separate from the principal use upon the finding by the Planning Director that the use remains subordinate to and serve the principal use pursuant to the definition contained in Chapter 20.03.
- L-2 Permitted when in conjunction with an incentive use under the provisions Section 20.60.080: Marine Incentive Uses.
- L-3 Permitted with a use permit when in conjunction with an incentive use under the provisions of this Section 20.60.080: Marine Incentive Uses.
- L-4 Use permit required if located within 1,000 feet of a R district or the boundaries of a site occupied by a Public or Private School or Park and Recreation Facility. Conditions may be imposed in approving such a permit to limit vehicle speeds and sirens.
- L-5 Subject to the approval of the Planning Director.
- L-6 Boat haul-out, boat repair, and dry boat storage permitted; boat building permitted with a use permit.
- L-7 See Chapter 20.87: Massage Establishments.
- L-8 See Chapter 20.87: Massage Establishments; permitted with a use permit when in conjunction with an incentive use under the provisions of Section 20.60.080: Marine Incentive Uses.
- L-9 Hardware stores, shoe stores, specialty shops, and general retail sales permitted when in conjunction with an incentive use under the provisions of Section 20.60.080: Marine Incentive Uses.

- L-10 Limited to the removal of earthen material. No permit shall be required for normal grading or landscaping on lots of record.
- L-11 Limited to facilities occupying less than 5,000 square feet; use permit required.
- L-12 Permitted as an ancillary use with a use permit.
- L-13 Permitted, provided operations have first secured a marine activities permit issued by the Harbor Resources Director (see Chapter 17.10 of the Municipal Code).
- (A) See Section 20.60.025: Relocatable Buildings.
- (B) See Section 20.60.015: Temporary Structures and Uses.
- (C) See Section 20.60.050: Outdoor Lighting.
- (D) See Section 20.60.105: Outdoor Storage & Display
- (E) See Section 20.60.080: Marine Incentive Uses.
- (F) See Section 20.60.070: Waterfront Development Regulations.
- (G) See Section 20.60.055: Heliports and Helistops
- (H) See Chapter 20.88: Adult-Oriented Businesses.
- (I) See Section 20.60.085: Uses Requiring City Manager Approval.
- (J) See Chapter 20.82: Eating and Drinking Establishments.
- (K) See Chapter 20.80: Automobile Service Stations.
- (L) Limited to areas specifically permitted by the General Plan.
- (M) See Chapter 20.81: Oil Wells.
- (N) Special event permit required, see Chapter 5.10 of the Municipal Code.
- (O) See Chapter 20.84: Time Share Developments.
- (P) See Chapter 20.89: Alcoholic Beverage Outlets.

20.15.030 Commercial Districts: Property Development Regulations

The following schedule prescribes development regulations for commercial districts. The columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this code.

Commercial Districts: Property Development Regulations					
	RSC	APF	RMC	CN	Additional Regulations
					(A), (I)
Minimum Lot Area (sq. ft.)	2,000	2,000	2,000	10,000	(B), (C)
-Corner Lots (sq. ft.)					
Minimum Lot Width (ft.)	25	25	25	---	(B)
-Corner Lots (ft.)					
Minimum Yards:					
Front (ft.)	---	15	---	20	(C), (D), (E)
Side (ft.)	---	---	---	---	(C), (D), (F), (J)
-Abutting an R District (ft.)	5	5	5	20	(C), (D), (F), (J)
Rear (ft.)	---	---	---	---	(C), (D)
-Abutting an R District (ft.)	5	5	5	20	(C), (D)
-Abutting an alley (ft.)	10	10	10	20	(C), (D)
Bulkhead Setback	10	10	10	---	
Maximum Height (ft.)					(F)
Maximum Floor Area Limit					(G)
Off-Street Parking and Loading					(H)

Commercial Districts: Additional Property Development Regulations

- (A) See Section 20.60.060: Plans and Drawings for Commercial and Industrial Districts.
- (B) See Chapter 19.68 in Title 19: Merger of Contiguous Lots.
- (C) See Section 20.60.065: Residential Uses in Commercial and Industrial Districts.

- (D) See Section 20.60.030: Extensions Into Yards.
- (E) APF District. A 15 foot front yard setback shall be maintained on all property located in the APF District, except where otherwise specified on the Districting Maps.
- (F) See Chapter 20.65: Height Limits.
- (G) See Chapter 20.63: Floor Area Ratios and Building Bulk.
- (H) See Chapter 20.66: Off-Street Parking and Loading.
- (I) For All Property Development Regulations: In addition to the lot area, width, and other requirements set forth preceding, subdivisions shall comply with the provisions of Title 19 (*Subdivision Code*), as amended.
- (J) In the CN District, for side and rear yards abutting a street the setback shall be 20 feet from the ultimate right-of-way line.

20.15.040 Review of Plans

See Section 20.60.060: Plans and Drawings for Commercial and Industrial Districts.